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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 20th January, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/45 OF 2025/UDUHD/DVP/e-file/18/2023/9383/L:- WHEREAS, the Palanpur Area Development Authority (hereinafter referred to as "the said Authority") has prepared and published the Revised Development Plan-2043 (hereinafter referred to as "the said Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act"). Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Gujarat Government Extraordinary Gazette Part II, Vol-LXIV on dated 29.05.2023.

AND WHEREAS, the said Authority submitted the said Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction on dated 11.10.2023;

AND WHEREAS, the State Government is of opinion that substantial modifications are necessary in the Revised Development Plan-2043 submitted by the said Authority under section 16 of the Act on dated 11.10.2023.

NOW THEREFORE, in exercise of the powers conferred by proviso to sub clause (ii) of clause (a) of sub-section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (1) Proposes to modify the aforesaid Development Plan subject to the modifications enumerated in the SCHEDULE appended hereto, and
- (2) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed modifications to the Principal Secretary, Urban Development and Urban Housing Department, Block No. 14, 9th Floor, New Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the *official gazette*;

SCHEDULE

Proposed modifications in the Revised Development Plan-2043 of Palanpur Area Development Authority.

1. The lands shown in column (2) of village: Palanpur earmarked as shown in column no. (3) and designated as shown in column no. (4) shall be deleted from the said designation and shall be designated under section 12(2)(a) of the said Act, as shown in column no. (5) of the table below and as shown in the accompanying plan.

Sr. No.	R.S. No.	Earmarked as	Designation as per submitted Revised Development Plan	Proposed designation
(1)	(2)	(3)	(4)	(5)
1.	1724/P, 1726/P, 1727/P, 1728, 1729, 1730, 1731, 1732, 1733/P, 1735/P, 1736/P, 1737/P, 1756/P, 1757/P, 1758, 1759/P, 1760/P, 1761/P, 1762 and 1763/P.	Pocket-1	Residential Zone	Agriculture Zone
2.	1672/P, 1676/P, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686/P, 1687/P, 1688/P, 1689/P, 1690/P, 1691/P, 1734/P, 1735/P, 1737/P, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755/P, 1756/P, 1759/P, 1760/P and 1761/P.	Pocket-2	Residential Zone	Agriculture Zone
3.	1764/P, 1765, 1766, 1767, 1768/P, 1769/P, 1774/P, 1775/P, 1778/P, 1779/P, 1780, 1781, 1782, 1783/P, 1784, 1785, 1786/P, 1787/P, 1788/P, 1789, 1790, 1791, 1792/P, 1793/P, 1794/P and 1795/P.	Pocket-3	Residential Zone	Agriculture Zone
4.	1793/P, 1794/P, 1796/P, 1797/P, 1798/P, 1799, 1800, 1801, 1802, 1803/P and 1804/P.	Pocket-4	Residential Zone	Agriculture Zone
5.	1783/P, 1786/P, 1788/P, 1794/P, 1795/P, 1796/P, 1797/P, 1804/P, 1805/P, 1806/P, 1807/P, 1808/P, 1918/P, 1919/P and 1920/P.	Pocket-5	Residential Zone	Agriculture Zone
6.	1803/P, 1804/P, 1805/P, 1915/P, 1916/P, 1918/P, 1919/P, 1920/P, 1921, 1922/P and 1923/P.	Pocket-6	Residential Zone	Agriculture Zone
7.	1924/P, 1925/P, 1926, 1927, 1928, 1929, 1930, 1931/P, 1933/P, 1934/P, 1935/P, 1936/P, 1937/P, 1939/P and 1940/P.	Pocket-7	Residential Zone	Agriculture Zone
8.	1960/P, 1961, 1962/P, 1963/P, 1964/P, 1965, 1966, 1967/P, 1968/P, 1969, 1970/P, 1971/P, 1972/P and 1992/P.	Pocket-8	Residential Zone	Agriculture Zone
9.	1972/P, 1973/P and 1984/P.	Pocket-9	Residential Zone	Agriculture Zone
10.	1808/P, 1909/P, 1910/P, 1911/P, 1912/P, 1913/P, 1914, 1915/P, 1916/P, 1917/P and 1918/P.	Pocket-10	Residential Zone	Agriculture Zone
11.	1938/P, 1939/P, 1940/P, 1941/P, 1942, 1943, 1944, 1945, 1946/P, 1947/P, 1948/P, 1949/P, 1950/P, 1951/P and 1952/P.	Pocket-11	Residential Zone	Agriculture Zone
12.	1959 and 1960/P.	Pocket-12	Residential Zone	Agriculture Zone
13.	1955/P, 1956/P, 1957, 1958/P and 1960/P.	Pocket-13	Residential Zone	Agriculture Zone
14.	2781/P	Pocket-14	Public Purpose Zone	Residential Zone
15.	14/P	Pocket-15	Public Purpose Zone	Residential Zone

2. The land bearing R.S.No. 1617/P of village: Palanpur proposed for “Public Purpose” reservation shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
3. The 30.00 mtr. wide road passing through the land of R.S.No.1128, 1127, 1126, 3123, 3122, 1125, 1130, 1131, 1132, 1133, 1134, etc. of Village: Palanpur earmarked as A1-A2 is realign as A1-A3-A4-A5 and reduce to 18.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The 12.00 mtr. wide road passing through the land of R.S.No. 1586, 1587, 1588, 1582, 1580, 3138, 637, 638, 1578, 636, 632/1, 633, 628, 631, 630 and unsurveyed land of Village: Palanpur earmarked as A6-A7 is reduce to 9.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The 12.00 mtr. wide road passing through the land of R.S.No. 1157 of Village: Palanpur earmarked as A8-A9 is deleted and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
6. The 12.00 mtr. wide road passing through the land of R.S.No. 1242, 1244, 1246, 1315, 1313 and unsurveyed land of Village: Palanpur earmarked as A10-A11 is deleted and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
7. The 18.00 mtr. wide road passing through the land of R.S.No. 3213, 3214, 390, 391, 392, 393, 394, 374, 375, 376, 377, 365, 366, 367, 368, 386, 385, 383, 382, 381, 379, 378, 364, 363, 362, 361, 3208, and unsurveyed land of Village: Palanpur earmarked as A12-A13-A14-A15 is reduce to 12.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
8. The 12.00 mtr. wide road passing through the land of R.S.No. 2602, 2698, 2699, 2600, 2603, 2700, 2599, 2598, 2697, 2705, 2689, 2688, 2638, 2662, 2639, 2641, 2650, 2658, 2661, 2659, 2664, 2667, 2668, 2672, 2674, 2675, 2676, 2677, 2678, 2673, 2710, 2711, 2717, 2712, 2716, 2714, 2715, 2721, etc. of Village: Palanpur earmarked as A16-A17-A18-A19-A20-A21-A22-A23 is deleted and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The 12.00 mtr. wide road passing through the land of R.S.No. 3146, 2188, 2189 2320, 2193, 2197 of Village: Palanpur earmarked as A24-A25 is deleted and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The 24.00 mtr. wide road passing through the land of R.S.No. 1217, 1207, 1208, 1209, 1206, 1345, 1379, 1330, 1380, etc of Village: Palanpur earmarked as A26-A27-A29 is proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.

NOTE : The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

